

If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

Rear yard
findings

CASE#

ROW #

C15-2013-0002

10870195

TP- 021702-02-07

**CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE**

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 900 West 31th Street

LEGAL DESCRIPTION: Subdivision – E70FT OF LOT 71-72 OLT 72&75 DIV D OAKWOOD

Lot(s) _____ Block _____ Outlot _____ Division _____

I/We Kari Blachly on behalf of myself/ourselves as authorized agent for

Joseph Strahmann affirm that on November 1, 2012,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

___ ERECT ___ ATTACH ___ COMPLETE ___ REMODEL X MAINTAIN

Decrease the minimum rear yard setback requirement of section 25-2-492-D from 10 feet to 3 ½ feet to maintain an addition to a single family residence in a SF-3 NP zoning district

in a SF-3-NP district.
(zoning district)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

The date of the addition is unknown based upon the permit history. This request is being sought to rectify the lack of permit history for this addition. The structure was originally permitted as a garage and it was converted into a carport at somepoint in time after 1976. The addition was not included in a sketch on a the 1976 permit

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

The addition was made to the subject property at an unknown date after 1976.

- (b) The hardship is not general to the area in which the property is located because:

The permit history does not show when the addition was added to the carport. The addition provides storage space for the homeowners and was built when the home was purchased.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The existing non-complying structure was built sometime after 1976 according to the permit history. Granting the variance to maintain the rear yard encroachment will not alter the character of the area adjacent to the property, will not impair the purpose of the regulations of the zoning district because the addition will continue to be used as storage space as it has since at sometime after 1976.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed [Signature] Mail Address 1123 Gunter Street
City, State & Zip Austin, TX 78702
Printed Kari Blachy Phone 289-0010 Date 12/28/12

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed _____ Mail Address _____
City, State & Zip _____
Printed _____ Phone _____ Date _____

GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT

(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

VARIANCE REQUIREMENTS:

General Requirements:

- A. A variance may be granted if, because of special circumstances of a property, the strict application of the Land Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.
- B. A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.

SUBMITTAL REQUIREMENTS: (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application.)

- (1) A completed application indicating all variances being requested. An application must include proposed findings that will support requested variances. The required findings must address each variance being sought.
- (2) A site plan to scale indicating present and proposed construction and location and use of structures on adjacent lots.
- (3) A tax plat with subject property clearly marked indicating property within a 500-foot radius. These are available from the Travis Central Appraisal District at 8314 Cross Park Drive (834-9138).
- (4) Check made payable to the City of Austin for the Board of Adjustment application fee. (Residential zoning - \$360. All other zonings - \$660.)
- (5) Other Information – Although the following is not a requirement of submittal you may wish to include additional information that may assist the Board in making an informed decision regarding your request such as: photos of the site or visual aids to support the request, letters from the neighborhood association(s) etc. Any additional information you wish to submit must be in our office one week prior to the meeting. The Board will receive a packet with all information that has been submitted on the Thursday prior to the meeting.
- (6) Austin Energy approval

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Side Street
findings

CASE # C15-2013-0002
ROW # 10870195
TP-021702-02-07

CITY OF AUSTIN
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Lot(s) _____ Block _____ Outlot _____ Division _____

I/We Kari Blachly on behalf of myself/ourselves as authorized agent for

Joseph Strahmann affirm that on November 1, 2012,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

___ ERECT ___ ATTACH ___ COMPLETE __X__ REMODEL ___ MAINTAIN

Demolish a legal existing non complying carport and rebuild to create a garage.
The structure was originally permitted as an attached garage in 1939. The existing
carport encroaches in to the current 15 foot street side yard setback.

in a SF-3-NP district.
(zoning district)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

This carport was built originally as an attached garage with the original permit issued for this home in 1939. The street side yard variance being sought is to able rebuild a garage in the existing footprint of the carport. Current regulations require that the garage be built 15 feet from the side yard not allowing room to park a car.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

The home was originally constructed in 1939 and is located on the corner of West 31st Street and Grandview Street. The existing driveway is on Grandview Street the existing carport was built as an attached garage when the home was constructed in 1939. The request is to maintain that existing legal non-complying carport and enclose it over the existing footprint to create a garage to provide off street parking.

- (b) The hardship is not general to the area in which the property is located because:

The original permit issued allowed for the construction of the attached garage and converted at some point to a carport. The neighborhood in which this home is situated is one of the oldest established neighborhoods in Austin, close to the University of Texas Campus. The offstreet parking is crucial in this neighborhood.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The attached garage was constructed with the home in 1939 and converted to a carport. The proposed garage will be built on the existing footprint of the carport that has provided off street parking for this home since it was originally built. Enclosing the carport will not alter the area character and will not impair the

surrounding properties existing uses because it will continue to provide the off street parking in this heavy traffic residential street close to the University of Texas campus.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT/CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed [Signature] Mail Address 1123 Gunter St.

City, State & Zip Austin, TX 78702

Printed Kari Blachy Phone 289-0069 Date 12/29/12

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed _____ Mail Address _____

City, State & Zip _____

Printed _____ Phone _____ Date _____

GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT

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VARIANCE REQUIREMENTS:

General Requirements:

- A. A variance may be granted if, because of special circumstances of a property, the strict application of the Land Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.
- B. A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.

SUBMITTAL REQUIREMENTS: (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application.)

- (1) A completed application indicating all variances being requested. An application must include proposed findings that will support requested variances. The required findings must address each variance being sought.
- (2) A site plan to scale indicating present and proposed construction and location and use of structures on adjacent lots.
- (3) A tax plat with subject property clearly marked indicating property within a 500-foot radius. These are available from the Travis Central Appraisal District at 8314 Cross Park Drive (834-9138).
- (4) Check made payable to the City of Austin for the Board of Adjustment application fee. (Residential zoning - \$360. All other zonings - \$660.)
- (5) Other Information – Although the following is not a requirement of submittal you may wish to include additional information that may assist the Board in making an informed decision regarding your request



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2013-0002
LOCATION: 900 WEST 31ST STREET



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

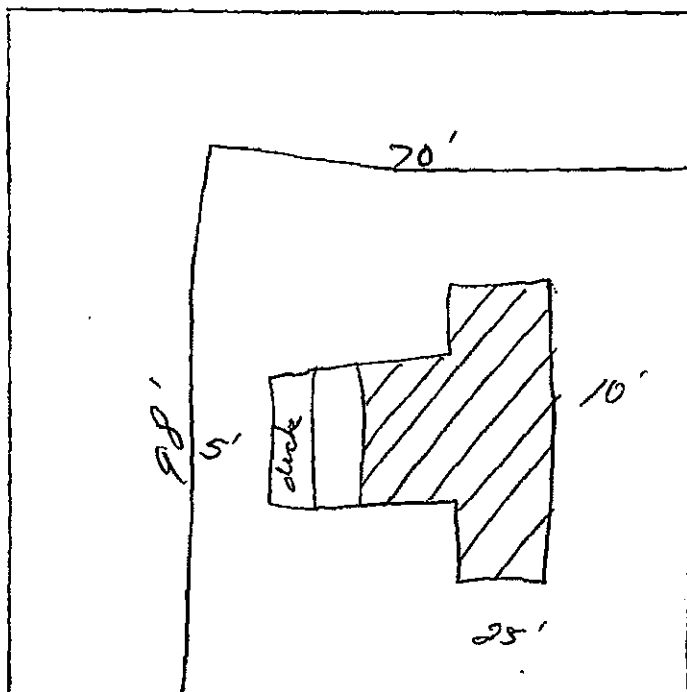
Address: <u>900 West 31st</u>		Permit: <u>153779</u>		Plat: <u>63</u>	
Lot: <u>E. 1/2 of 71+72</u>		Block		Subdivision:	
		Outlot		<u>Oakwood addn.</u>	
Fire Zone: <u>3</u>		Use Dist. <u>BB 1st</u>		Occupancy: <u>7m. addn. to res.</u>	

<u>11-19-75</u>	Layout	<u>12-29-75</u>	Framing	<u>3-2-76</u>	Final		Commercial
Foundation	<u>Piers</u>	Floor joist size & o.c.		Bldg. Conn.		Parking	
Front setback		ceiling joist size & o.c.		Room Vent.		Exits	
Total & Min. side yard	<u>5'</u>	stud size & o.c.		Stairs		Exit lights	
Side St. Yard				Rails		Fences	
				Attic Vent.		Corridors	
Type Const.	<u>W</u>	W. Insulation		Insulation			
Spec. Permit #		Sheetrock		Hood Vent.			
BOA		Commercial Sheetrock		Glass			
		Occup. Sep.		Deadbolts			
		Thru out		Fireplaces			

Owner: <u>J. D. Hoffman</u>	Contractor: <u>mel crest sthis.</u>
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$$10.6 \times 12 + 4 \times 3 = 138.4$$

Clerk JA Date 11-17-75
 Address:



Inspector: WTS

Mrs. Raymond Everett

900 W. 31st St.

63

72&75

-

E₂ of
71 & 72

D

Oakwood Subd.

Frame Residence and attached garage.

277N

6/29/39

5

T. G. Steffau

900 W. 31st

63

E 1/2 of 71 & 1/2 of 72

Oakwood Addn.

Fr. Addn. to rear of Res.

62275

11-21-55

\$2,000.00

L. W. Gunn

8

11-17-75-153279=frm addn to res deck -extend
dining area 138 sq ft. \$2,800.00 Mel Arldt Bldg
contr. water and sewer existing-

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CASE # C15-2013-0002
ROW # 10870195
TP-021702-02-07

CITY OF AUSTIN
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LEGAL DESCRIPTION: Subdivision – E70FT OF LOT 71-72 OLT 72&75 DIV D OAKWOOD

Lot(s) _____ Block _____ Outlot _____ Division _____

I/We Kari Blachly on behalf of myself/ourselves as authorized agent for

Joseph Strahmann affirm that on November 1, 2012,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

☐ ERECT ☐ ATTACH ☐ COMPLETE ☒ REMODEL ☒ MAINTAIN

Maintain a carport originally permitted as an attached garage in 1939 that encroaches in to the current 15 foot street side yard setback and remodel the existing legal non-complying carport to create a garage to provide off street parking

Carport enclosure 15' →
to create garage

in a SF-3-NP district.
(zoning district)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

This carport was built originally as an attached garage with the original permit issued for this home in 1939. The street side yard variance being sought is to able rebuild a garage in the existing footprint of the carport. Current regulations require that the garage be built 15 feet from the side yard not allowing room to park a car.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

The home was originally constructed in 1939 and is located on the corner of West 31st Street and Grandview Street. The existing driveway is on Grandview Street the existing carport was built as an attached garage when the home was constructed in 1939. The request is to maintain that existing legal non-complying carport and enclose it over the existing footprint to create a garage to provide off street parking.

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The original permit issued allowed for the construction of the attached garage and converted at some point to a carport. The neighborhood in which this home is situated is one of the oldest established neighborhoods in Austin, close to the University of Texas Campus. The offstreet parking is crucial in this neighborhood.

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The attached garage was constructed with the home in 1939 and converted to a carport. The proposed garage will be built on the existing footprint of the carport that has provided off street parking for this home since it was originally built. Enclosing the carport will not alter the area character and will not impair the

surrounding properties existing uses because it will continue to provide the off street parking in this heavy traffic residential street close to the University of Texas campus.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed [Signature] Mail Address 2401 E. 6th #4063

City, State & Zip Austin, TX 78702

Printed Kari Blachley Phone 512-269-0044 Date 10/17/12

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed [Signature] Mail Address 900 W. 31st

City, State & Zip Austin, TX 78705

Printed Joe Strathmann Phone _____ Date 10/17/12

GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT

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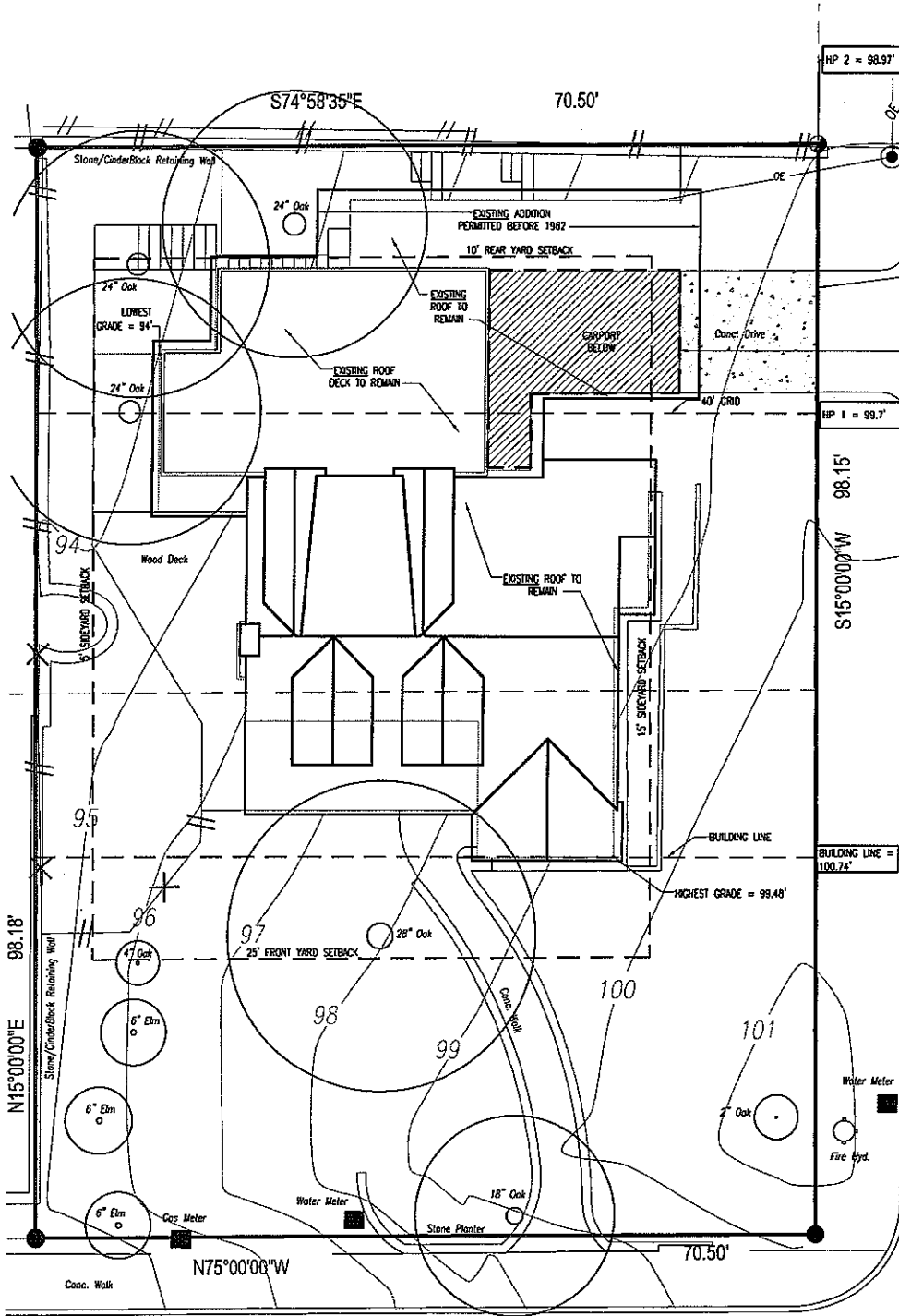
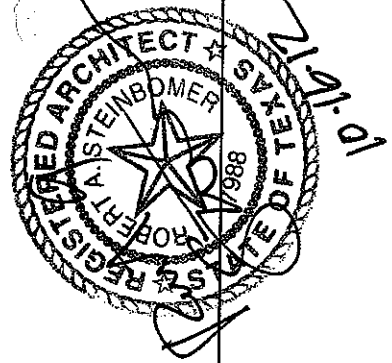
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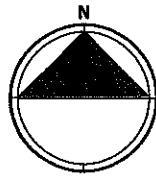
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Grandview Street

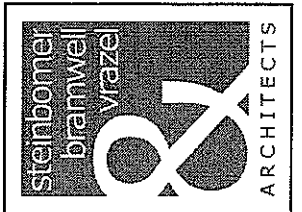
1 NEW SITE PLAN
SCALE: 1/16" = 1'-0"



PLAN NORTH

TRUE NORTH

DWG. REF. NO.	1/A-100
SCALE	1/16" = 1'-0"
DATE	10/16/12
DRAWING TITLE	NEW SITE PLAN
PROJECT	900 W. 31ST STREET AUSTIN, TX
1400 S Congress Ave. Suite B202 Austin, TX 78704 T: 512.479.0022 F: 512.477.4668 www.steinbomer.com	



West 31st Street

All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

AE APPROVED
OCT 24 2012
277-212
JGM

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing;

- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
 - is the record owner of property within 500 feet of the subject property or proposed development; or
 - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C15-2013-0002 – 900 West 31st Street
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, January 14th, 2013

Paul & Amy Pedersen
 Your Name (please print)

☒ I am in favor
☐ I object

3019 West Ave

Your address(es) affected by this application

Paul Pedersen
 Signature

1/11/13
 Date

Daytime Telephone: 512.3171

Comments:

In favor of requested variance

If you use this form to comment, it may be returned to:
 City of Austin-Planning & Development Review Department/ 1st Floor

Susan Walker
 P. O. Box 1088
 Austin, TX 78767-1088

PUBLIC HEARING INFORMATION

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- and:

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Case Number: C15-2013-0002 – 900 West 31st Street
Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, January 14th, 2013

Your Name (please print)

Marc McDaniel

☒ I am in favor
☐ I object

Your address(es) affected by this application

811 W. 31st Street

[Signature]

Signature

1/10/2013

Date

Daytime Telephone:

512 431 3730

Comments:

Variance will not change the existing footprint which is at least 30 years old.

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor
 Susan Walker
 P. O. Box 1088
 Austin, TX 78767-1088

PUBLIC HEARING INFORMATION

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- and:
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 - is the record owner of property within 500 feet of the subject property or proposed development; or
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Case Number: C15-2013-0002 - 900 West 31st Street
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, January 14th, 2013

Greg Sheff / Sarah Buttrely
 Your Name (please print) ☒ I am in favor ☐ I object

902 West 31st Street next door to West

Your address(es) affected by this application

Signature

Date

Daytime Telephone:

Comments:

Please!

512-797-1186

01/07/13

If you use this form to comment, it may be returned to:
 City of Austin-Planning & Development Review Department/ 1st Floor

Susan Walker
 P. O. Box 1088
 Austin, TX 78767-1088

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 - appearing and speaking for the record at the public hearing;
- and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
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Case Number: C15-2013-0002 – 900 West 31st Street

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, January 14th, 2013

Your Name (please print)

Stephen Griffith

☐ I am in favor
☒ I object

Your address(es) affected by this application

3011 W. Lamar Blvd.

Signature

Daytime Telephone:

474-7784

Date

12/8/12

Comments:

Setbacks are important to maintain neighborhood.

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-1088

PUBLIC HEARING INFORMATION

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Case Number: C15-2013-0002 – 900 West 31st Street
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, January 14th, 2013

PATRICK FARREY + DAVID ANTHONY
 Your Name (please print)

☒ I am in favor
☐ I object

709 W. 31st ST
 Your address(es) affected by this application

Dana Anthony 1-8-13
 Signature Date

Daytime Telephone: 512-454-7608

Comments:

If you use this form to comment, it may be returned to:

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 Susan Walker
 P. O. Box 1088
 Austin, TX 78767-1088

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Case Number: C15-2013-0002 – 900 West 31st Street
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, January 14th, 2013

PATRICK EADLEY + DANA ANTHONY
 Your Name (please print)

☒ I am in favor
☐ I object

404 W. 31st ST

Your address(es) affected by this application

Dana Anthony
 Signature

1-8-13
 Date

Daytime Telephone: 512-454-7608

Comments:

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Case Number: C15-2013-0002 – 900 West 31st Street

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, January 14th, 2013

Your Name (please print)

Stephen Griffith

Your address(es) affected by this application

3011 N. Lamar Blvd.

Signature

Daytime Telephone:

474-7784

Date

12/8/12

Comments:

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Susan Walker
P. O. Box 1088
Austin, TX 78767-1088

☒ I am in favor
☐ I object

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Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, January 14th, 2013

RSLA JIMENEZ
Your Name (please print)

☒ I am in favor
☐ I object

3012 West Avenue 78105
Your address(es) affected by this application

[Signature] 1/7/2013
Signature Date

Daytime Telephone: _____

Comments: _____

If you use this form to comment, it may be returned to:
 City of Austin-Planning & Development Review Department/ 1st Floor
 Susan Walker
 P. O. Box 1088
 Austin, TX 78767-1088